

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

May 8, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, May 8, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 6:05 p.m. Other member present was Jan Cox. Others in attendance were Director of Public Works and Community Development Les Mangus, and Administrative Secretary Deborah Carroll. Absent: City Clerk/Administrator Jeff Bridges.

Call to order

Review the minutes of the April 10, 2007 Subdivision Committee.

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Janice Cox made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 2/0.

Communications:

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Review the City Council minutes from the March 13, 2007 and March 27, 2007 meetings. The minutes were received and filed.

Review the minutes of the April 17, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Site Plan Review Committee minutes of the May 1, 2007 meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Sketch Plan for The Estates located at the southeast corner of SW 130th Street and Andover Road.

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From Les Mangus memo: The proposed addition is +/- 148 acres currently zoned RR and platted as 2-3 acre lots many years ago in Butler County. The developer desires to establish a Planned Unit Development with more typical lot sizes from about 12,000 sq. ft. to nearly one acre served by a private gated street system. Staff supports the concept with some adjustments to the street system to lessen the length of some cul-de-sacs by creating a loop street, and shorter cul-de-sacs.

Phil Meyer of Baughman Co. and Tom Mack and Tom Devlin of Devlin Enterprises presented the sketch plan.

Phil Meyer submitted the following details for discussion:

- The name of the development may change by the time of platting.
- Only 2 sizes of lots- estate lots 120'x 150' (qty. 98)
Smaller lots are 90'x 120'-130' (qty. 92)
with a total of 190 lots.
- To develop with private street system.
- Gated community with one entrance off Andover Road and one from 130th Street. There is no street stub to the south and the developer would prefer not to have one. Trees to the north will be platted as a reserve with the street carved into the tree area.
- Several lakes are planned as reserved.
- Property intersected by natural gas pipeline. The smaller lots will be on the west side of the natural gas pipeline and some near the entrance road.
- Buffer berm along Andover Road in reserve area.
- Water, Sewer, and storm drain will be petitioned for. Developer understands this will be a 2008- 2009 funding year project.
- No public park in a gated community. Neighborhood swimming pool will be a probability.
- Tom Mack said he wants this development to focus on the upscale and unique market.
- Lynn Heath asked if the private roads would be built to city standards. Les said yes they will be.
- Lynn Heath was concerned about too many lots being designed along cul-de-sacs. Les said he would rather there not be more than 14- 15 lots per cul-de-sac. Developer is trying to avoid straight cul-de-sacs.
- No sidewalks are planned along private streets. Will be considered around the reserve areas. Phil Meyer said the total number of lots (190) in this upscale area will not create that much pedestrian traffic.
- This development is included inside the Andover School District.
- Jan Cox wants potential buyers to be informed about the lack of sidewalks within this subdivision. Tom Mack said that explanation could be included in the contracts, PUD text and home owner's covenant.
- Discussed paving requirements. Phil Meyer said the developer plans to only pave from Andover Road to the entrances on 130th Street to the entrance of this development. Les said the city has a petition from Flint Hills to pave ½ of 130th Street with expectation the

remainder be paved with this development to the extent of the property. Discussion about whether potential homeowners in this area will mind dirt roads.

Tom Mack left the meeting at 6:15 p.m. General discussion continued about street impact fees vs. benefit district. Phil Meyer said they want to install all utilities on benefit district with the exception of the internal streets which will be privately paid for. The paving of 130th would be included in the benefit district. Les explained the street impact fee can be traded by the developer for improvements made in advance.

No action required for a sketch plan. Phil Meyer and Tom Devlin left the meeting at 6:23 p.m.

Review the Preliminary Plat for BC Addition located at the southeast corner of 21st Street and Andover Road.

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From Les Mangus memo: The proposed preliminary plat encompasses the +/- 35 site at the southeast corner of 21st St. & Andover Rd., which was the recent subject of a zoning case to establish the B-3 Central Shopping and R-4 Multiple Family Residential Districts. The preliminary drainage plan submitted has some flaws that will require some attention, and could affect the shape and size of the drainage reserves and easements. A traffic report is necessary to establish the need for any potential street improvements and/or additional R/W requirements. Staff opinion is that the outstanding issues with traffic and drainage need to be satisfied before forwarding the preliminary plat to the Planning Commission for approval.

Rob Hartman from PEC Engineering presented the Preliminary Plat of apartments and retail. He explained the changes he has made following receipt of comments from Les.

1. The 50' ROW dedication along 21st Street has been increased to 60' to allow for a turning lane if necessary. Les said this should be the same along the Andover Road side of this development. Rob said there is 18' between the back of the curb and the property line.
2. 10' sidewalk along Andover Road will be required.
3. Les said a traffic report and trip generation data are needed as soon as possible for review.
4. Stormwater box structures that will uphold traffic will be provided along 21st Street.
5. The existing trees at the corner of 21st Street and Andover will be removed for the retail sites.

6. The 25' unrecorded ROW easement between the property owners and the school will be platted as a 25' ingress/egress easement between lots. Les said there will be text on the plat for cross lot circulation for the commercial properties. The apartment site will not have direct access into the retail area.
7. Screening will be provided between the commercial and multi-family properties.
8. Notation on the plat will be made for the existing Southwestern Bell easement. 30' utility easement is in place for fiber optic line from the school to the building on the N. side of 21st Street. Les said the college intends to do away with that facility on the north side of 21st Street.
9. Rob submitted 2 revised drainage reports. Discussion about the drainage and retention pond.
10. Discussion about surrounding zoning to the subject property.
11. Les asked about lot grading plans considering the pad height of the existing pet resort on Andover Road. There was general discussion about the change in the Flood Plain standards. Les thinks the Base Flood Elevation on the north side of the street is 41' and on the 39' on the south.
12. Traffic engineering data is needed concerning the necessity of acces/ decel lanes.
13. 3 lane private entrance will be provided off Andover Road into the apartment complex. Les explained 200 multi-family dwelling units generate 1200 trips per day, 120 trips per peak hour,
14. Discussion about lining up the apartment entrance with Aaron Drive across the street.

Rob Hartman said he will bring revised plans with drainage and traffic information to the next Subdivision Committee meeting in June. No action was taken. Rob left at 6:47 p.m.

Ami Lane Preliminary PUD located on the southwest corner of 130th Street and Andover Road.

From Les Mangus memo: This Preliminary PUD reflects the concept that was reviewed as a sketch plat. The PUD provides for lot sizes a small as 8,500 sq. ft. with an average lot size of 12,507 sq. ft. 23% of the lots are between 8,550 and 10, 000 sq. ft. The typical exceptions are taken for 15 front yard setback on one side of a corner lot. Staff supports the plan with the satisfaction of the items on the checklist.

Ami Lane Preliminary PUD located on the southwest corner of 130th Street and Andover Road.

Kris Rose of Baughman Co. presented the Ami Lane Preliminary PUD Plan. Kris said he has agreed with all the comments from Les and has made a revised plan. The changes made include:

- General Provisions and Parcel 1 street standards have been identified. Reserve uses have been adjusted. Changed street name from Vail to Makenna Ct.
- 60' ROW for access/ decel lanes along Andover Road will be fine with the developer.
- Screening wall has been added to the wall easement along both sides of the southeast corner of the site. A 10' sidewalk will be built outside the wall.
- Plan has been changed from 4 Phases to 3.
- Les asked for the engineer to submit a trip generation report with peak hour data.
- Pool and playground area will be built and shown on the site plan to be submitted before the next Planning Commission meeting. Reserve H will be dedicated as the public park area.
- Discussed utility plans. 12" Water line will loop back to Andover Road. 12" sewer will be extended with minimum grade to serve the next quarter section which is the end of the Andover planning jurisdiction.
- Drainage plan reviewed which shows an extended underground pipe to reroute the channel around the park area. Les said there is 27 acres of off-site drainage flowing into the reserve area, 5 acres of unencumbered land will be the park.
- Sidewalk exhibit was discussed which shows the wall. The tree row along 130th was reviewed at length. A wall easement will be drawn up in the event the trees cannot be saved. Lynn Heath asked if there is enough ROW along 130th Street. Les said 50' will be dedicated with this plat. With the existing would make a total of 70'-80' with curb and gutter would accommodate 3 lanes of traffic.

Kris Rose left at 7:25 p.m.

Lynn Heath made a motion to recommend approval of this to the Governing Body. Jan Cox seconded the motion. Motion carried 2/0.

Marketplace Village Preliminary PUD located on the SE corner of Yorktown & Minneha on the south side of Pattison.

Marketplace
Village
Preliminary
PUD located on

From Les Mangus memo: The proposed preliminary PUD establishes the basis for zoning and platting the multifamily project reviewed as a sketch plan a few weeks ago. There are several comments from both Staff and Bickley Foster in an effort to adequately display the proposed use and division of the buildings before they are built. the SE corner of Yorktown & Minneha on the south side of Pattison.

Mark Buckingham from MKEC Engineering presented the Preliminary PUD Plan. Mark said Jason Gish has already shown this committee the sketch plan.

Lynn Heath asked for an explanation of the Bickley Foster comments.

Mark said they have not incorporated the changes from Les comments. He said they agree with all the staff comments but would appreciate discussion about the setback issue. Les requests 25' on rear and front yard setbacks, the proposal is for 20'. Mark said that is to provide flexibility in case the building site size changes. He said they have already designed standard right-of-ways.

Les said the standards for R-3 zoning is 25' front and rear yards. Discussion continued and Mark showed the color renderings of the site plan. Les said these typical lot sizes are 3850 sq. feet and are allowed 3000 minimum lot size and 35% lot coverage. 35% of 3850 is 1347 sq. foot footprint per unit (1/4 of each building). Les said he is not so concerned with the lots that abut the school or the Reserves, but more on the east side. The existing residents abutting the east side of this development have already been promised a 15' landscaping reserve as a buffer. That is to be included in the setback. General discussion continued about lot sizes. Mark said these buildings are already shown 45' off the property line all along the east side. Les agrees with the concern over the perimeter lots that they should have at least a 25' minimum rear yard. The others that abut open space are not a concern.

Jan Cox asked for clarification about the landscaping reserve and whether that includes the existing hedgerow, fence, or additional trees. Les said this is a PUD which leaves this open for negotiation. Jan said she would prefer a fence because trees die. Discussion continued about the buffer.

Les asked about where the utilities would run. Mark said water and sewer lines will run in the streets. Electric and cable will be

in the rear of the lots. Les suggested abutting the 15' landscaping buffer with the 20' utility easement on the property line. This would allow for a fence if necessary within that east 15'. Lynn Heath said he prefers trees for a more natural screening.

Les asked for the lot grading plans because he is concerned about the drainage in the rear of the east lots. Mark said he does not have a final plan done yet. The drainage report should be done in a couple of days. Les does not want to see the utilities crowded against the property line which may require additional dedicated easements.

Mark explained the natural drainage pattern which will direct the water to the streets through the storm drain system into the pond. The drainage in the rear of the easterly lots will remain the same. Mark said the lots on the south side are draining south which will be maintained.

There was general discussion about the tree row and the varieties that may be planted. Les said the shade tree species shown on the rendering will not provide adequate screening.

Lynn Heath asked for an explanation about the Bickley Foster comments. Les said it would just clarify the language about the division of the lots into 4 pieces. The lot corners would need to be surveyed and the basement wall would be right on the "build to" line.

Jan Cox asked how this will differ from duplexes who later applied for lot splits. Les said the lot split will be provided in advance; otherwise 544 lot splits would be filed at city hall on this subdivision. There will now be "build to" lines instead of setback lines. Lynn Heath said this will be better than the paperwork with the Autumn Ridge subdivision.

Jan Cox asked about the 58' right-of-way in this PUD. Les said in the street requirements will be language about accepting the 58' on loop streets where there are no houses abutting. These will be on Village Green Street and Village Green Circle.

Jan asked about the width of the access reserves. Les said there is 40 feet which will include a 15' driveway from the curb back to the garage and will widen out to face the building. There will be no parking allowed on the stubs to get to the driveway and allow for 2 cars outside each garage. Jan asked if the no parking

policy would be in the covenant. Mark said it can be included.

There was discussion about the gas company letter requesting Phase 1 to begin in the southwest corner. Les said they don't realize they will have to serve the YMCA and elementary school across Minneha.

Les asked for an illustration of the screening. Mark said he would deliver one to him.

Mark asked if this PUD will be heard at the May Planning Commission meeting. Les said yes it will be.

General discussion continued about the rear yard easements on the east side. Les said during the platting process, it will be determined by the utility companies how much easement they will require.

Jan Cox made a motion to recommend approval of this PUD to the Governing Body. Lynn Heath seconded the motion. Motion carried 2/0.

Member items.

Member items.

Lynn Heath- none

Jan Cox- asked about #8 on the checklist Les included in the packet. Les explained this is a Bickley thing and that he does not use this form very often.

Lynn Heath made a motion to adjourn the meeting at 7:40 p.m. Jan Cox seconded the motion. Motion carried 2/0.

Deborah Carroll
Administrative Secretary

Approved this 12th day of June 2007 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.